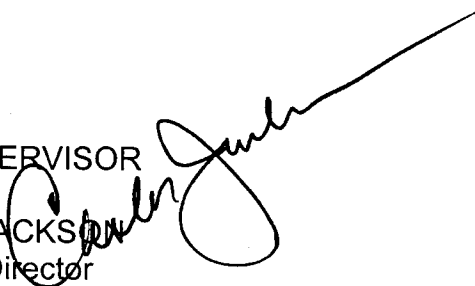


## **Community Development Commission**

February 14, 2003

TO: EACH SUPERVISOR  
FROM: CARLOS JACKSON  
Executive Director



**SUBJECT: FY 2003-04 AGENCY PLAN UPDATE**

The purpose of this memo is to provide you with information regarding the development of the Agency Plan for Fiscal Year (FY) 2003-04. As you are aware, the Quality Housing and Work Responsibility Act of 1998 (QHWRA) requires that Housing Authorities annually submit an Agency Plan to the U.S. Department of Housing and Urban Development (HUD).

The Housing Authority will request Board of Commissioners approval of the Agency Plan, including all applicable attachments and supporting documents, at the conclusion of the public hearing scheduled for March 25, 2003. Upon your request, Housing Authority staff will brief you on the Agency Plan.

**Public Participation**

The QHWRA requires resident input and involvement in the development of the Agency Plan. To that end, the Housing Authority formed two Resident Advisory Boards (RABs), representing Public Housing residents and Section 8 participants, to assist and provide input on the Agency Plan and any significant amendments or modifications to the document. In total, there have been 12 RAB meetings.

Moreover, the Housing Authority must also conduct a 45-day public review and comment period for the general public regarding the proposed Agency Plan. Advertisement for the 45-day public review and comment period was placed in seven local newspapers and in the Section 8 *Tenant Talk* newsletter. Additionally, announcements were mailed to residents of the Conventional Public Housing program.

During the 45-day review and comment period extending from February 8, 2003 to March 24, 2003, summaries of the FY 2003-04 Agency Plan are available in the following languages: Braille, Spanish, Russian, Korean, and Chinese. Copies of the proposed Agency Plan, including all required attachments and supporting documents, are available at conventional public housing site management offices, the Housing Authority administrative offices, local libraries, and the Housing Authority website.

The following is a summary of significant additions and/or modifications planned for the Agency Plan for FY 2003-04:

Conventional Public Housing Program

- In accordance with a motion adopted by your Board on June 11, 2002, the Housing Authority will accept from applicants of the Conventional Public Housing Program, the identification card issued by the Consulate General of Mexico known as "Matricula Consular".
- In accordance with Section 1950.5(f) of the California Civil Code, the Housing Authority will notify tenants, who voluntarily terminate their tenancy, that they may request move-out inspections prior to vacating the premises. Upon completion of the move-out inspection, the Housing Authority will give the tenant an itemized statement specifying the items that are in need of repair and/or cleaning which will be the basis for deductions from the security deposit. The tenant will have the opportunity to remedy the deficiencies prior to the final move-out inspection.
- The Housing Authority demolished 13 units at 1542 East 85<sup>th</sup> Street, Los Angeles, California 90001. The development was demolished due to uninhabitable living conditions and significant health and safety hazards. Moreover, despite aggressive security measures, the development was subject to constant vandalism, criminal activity and property damage. A disposition application for the 85<sup>th</sup> and Miramonte property will be submitted to HUD in April 2003. A qualified developer will be selected to develop the vacant site with three single family detached homes. The developer will be responsible for all aspects of development including marketing and sale to families earning no more than 80% of the County's median income.
- The Housing Authority is currently verifying proposed flat rents. The flat rent is the amount set for a public housing dwelling unit that is based on the market rent. The review may result in an increase in flat rent amounts for FY 2003-04.

Section 8 Tenant-Based Program

- As established for the Conventional Public Housing Program, the Section 8 Tenant-Based Program will also accept the identification card known as "Matricula Consular".

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- New chapters were inserted to reorganize existing information in the Administrative Plan regarding the following programs: Special Programs, Pre-Pay/Preservation Program, and the Moderate Rehabilitation Program.
- When feasible, the Housing Authority will utilize Project Based Vouchers to prevent displacement and to preserve affordable rents. Project Based developments will be implemented in accordance with CFR part 983.

Should you have any further questions or to schedule a briefing, please contact me or Bobbette Glover, at (323) 890-7402.

BG:ajm:agency plan memo

c: Each Deputy